

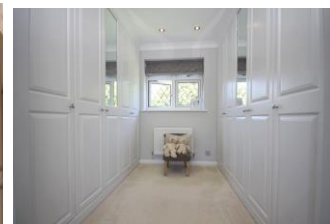
www.walkerwaterer.co.uk



12 Hanoverian Way
Whiteley PO15 7JT

OIEO £900,000





WALKER & WATERER are delighted to offer for sale this beautifully presented extended and vastly improved five bedroom detached family home. The property boasts accommodation approaching 3000sq.ft providing five bedrooms, six reception rooms, three bathrooms, stunning kitchen/breakfast room & utility room. The property also enjoys a landscaped garden, double garage and driveway parking for several vehicles.



Truly Unique Beautifully Presented Five/Six Bedroom Detached Family Home

Versatile Accommodation Over 2900 sq. ft Spanning Across Three Floors

Vastly Improved Throughout With Contemporary Décor

'L' Shaped Reception Hallway With Built In Storage Cupboard

Dual Aspect Lounge With Centrepiece Stone Surround Fireplace With Inset Open Fire & Double Doors Opening Out Onto The Rear Garden

Study With Bespoke Fitted Home Office Furniture

Dining Room With Window To The Rear

Stunning Modern 'Magnet' Fitted 'Two Tone' Kitchen/Breakfast Room Enjoying Walnut Wood Butchers Block Worktops

Built In Appliances Include Double Oven, Microwave, Dishwasher, Induction Hob & Space For 'American Style' Fridge/Freezer

Impressive Marble Effect Flooring To The Kitchen/Breakfast Room

Utility Room With Matching Units/Worktops Providing Additional Storage Space & Plumbing For Washing Machine

Solid Wood Flooring Flowing Through The Entrance Hall, Games Room, Dining Room & Gym

Large Galleried Landing With Airing Cupboard

Dual Aspect Main Bedroom Enjoying Walk In Dressing Area With Fitted Wardrobes & En-Suite

Modern 'Wet Room' Style En-Suite Comprising Three Piece White Suite With Feature 'His & Hers' Sinks

Two Additional Bedrooms & Modern Family Bathroom Are Also To The First Floor

Gym To The First Floor With Open Access Into The Games Room

Games Room 17' x 16' With Stairs Up To the Cinema Room

Cinema Room Enjoys Two Velux Windows, Eaves Storage & Ceiling Speakers

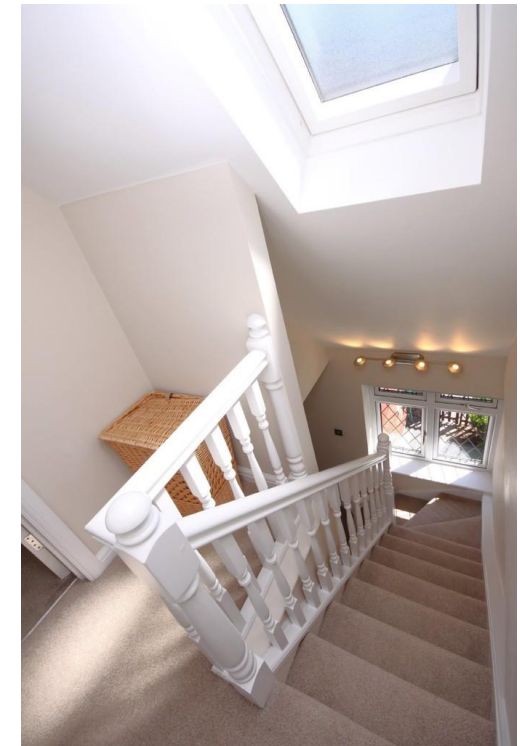
Top Floor Accommodation Boasts Two Double Bedrooms & Modern Bathroom Comprising Four Piece Suite, Luxury Wet Room Style Shower Cubicle

The Property Benefits From It's Own Indoor Sprinkler System

Landscaped Rear Garden Majority Laid To Lawn, Block Paved Patio Area, Raised Flower/Shrubbery Borders & Side Access

The Garden ' In Our Opinion' Offers A Great Degree Of Privacy With Mature Trees To The Sides

Double Garage With Driveway Parking For Several Vehicles



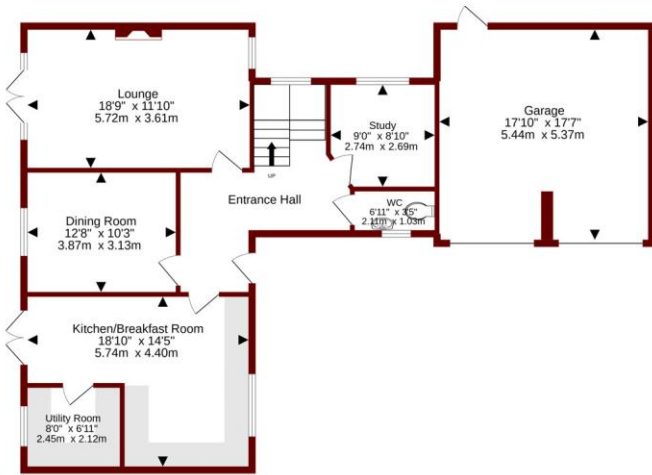
Freehold
Council Tax Band - **G**
EPC Rating - **TBC**

01489 580800

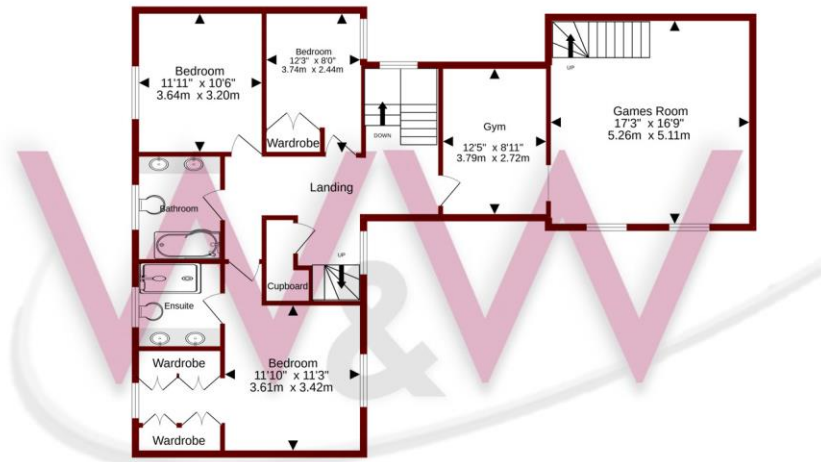
Hanoverian Way is ideally situated with the woodland surrounding providing walkways to the local school & shops as well as Swanwick train station which takes just 15 minutes. Whiteley Shopping Centre is also just a 20 minute walk offering a wide variety of shops, eateries & amenities including Cinema & Tesco.



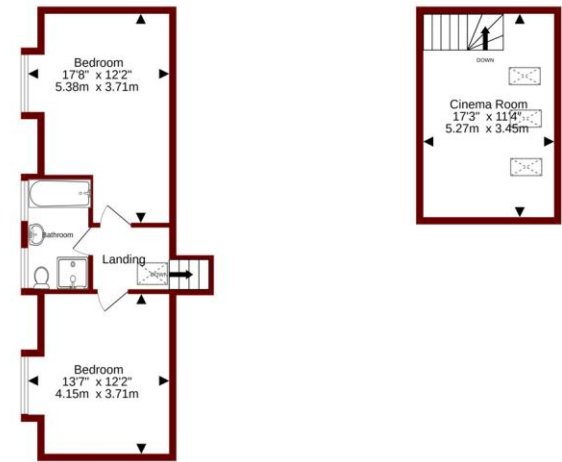
Ground floor
1181 sq.ft. (109.8 sq.m.) approx.



1st floor
1163 sq.ft. (108.1 sq.m.) approx.



2nd Floor
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 2973 sq.ft. (276.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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E14 Whiteley Shopping Centre PO15 7PD

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PROPERTY
PROFESSIONALS

Viewings strictly by appointment.

For any mortgage advice please call one of our offices. Your home may be repossessed if you do not keep up repayments on your mortgage.

Walker & Waterer believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract. Please note at the time of inspection we were unable to check if the services and appliances were in working order. Any intending buyer must satisfy themselves with the condition and working order of such items and services and is advised to take the advice of his/her solicitor/surveyor.

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